

P.O. Box 1609, Mammoth Lakes, California 93546
(619) 934-8983

MASTER SIGN PLAN
RINCON BUILDING
325 OLD MAMMOTH ROAD

Applicant or agent: Paul Oster
Re/Max of Mammoth
P.O. Box 2618
Mammoth Lakes, CA 93546
934-4542

In accordance with the Zoning Ordinance of the Town of Mammoth Lakes, Chapter 17.40 "Signs", Section 17.40.060 "Master Sign Plans"; The Sign Plan for the Rincon Building shall be as follows:

1 - TERM

The Sign Plan for The Rincon Building, shall be valid for a period of ten years from the date of adoption, 12/08/93, and shall be required to be renewed in its entirety by 12/08/03 in accordance with the legal sign requirements in affect at that time. Any deviations from this sign plan shall be approved by the Planning Commission and such deviations shall be valid only for the period of the originally approved master sign plan. All allocated signs per the approved sign plan are "existing signs" and only the copy may be added or changed with Planning Director approval. Therefore, any changes or additions shall have a valid amortization corresponding to the remaining period of the approved sign plan. At the end of the original 10 year period, all signs at The Rincon Building shall be required to reapply and come into conformance with whatever sign requirements are in affect at that time, regardless of when any particular wording or copy of an approved sign was installed. Chapter 17.40 of the Town of Mammoth Lakes Zoning Ordinance shall be considered an attachment to this approved Master Sign Plan.

2 - AMORTIZATION OF UNAPPROVED SIGNS

All existing signs on this parcel not approved as part of this sign plan shall be removed by July 30, 1994. There shall be no signs displayed on this property other than in accordance with the approved master sign plan.

3 - ILLEGAL SIGNS - REMOVAL

1. The freestanding sign shall be removed in its entirety, or made to conform to this Master Sign Plan no later than July 30, 1994. The freestanding sign is now vacant of tenant / center identification. Failure to receive approval for, and installation of, a freestanding sign in it's place within 60 days from the date of the hearing shall result in proceedings to have the structure removed.

2. The existing wall sign facing Old Mammoth Road, "Re/Max", shall be removed when the freestanding sign is approved and installed.

4 - Approved Signs

In Accordance with the attached layouts, there shall be approved signs as follows:

1. A freestanding is approved. Final approval of design must be approved by the Planning Commission of the Town of Mammoth Lakes. The submittal dated 12/08/93 (as attached) is not approved. Changes approved by the Commission: Remove the indicated rocks. A river rock base or other designed base must be submitted for approval. The sign face shall be a wood sign with relief, to be submitted for approval.

There shall be at least 30 square feet of landscaping at the base of the sign.

Lights for the sign shall be fluorescent tubes, as indicated on the attachment. If, in the opinion of the Planning Director, the lights exceed desired intensity, the applicant shall replace the lights with a less intense bulb / fixture.

All hardware for the lights shall be painted to match the building trim. Any future change in building colors, or sign colors, shall be approved by the Town.

2. Wall sign facing Old Mammoth Road, "Re/Max". This sign shall be removed when the freestanding is displayed.
3. A hanging sign, not to exceed 10 square feet, is conceptually approved for the general location of the wall sign. The wall sign must first be removed. The hanging sign must be submitted to the Planning Commission for design and location approval prior to any such display. The hanging sign would be used to identify a future tenant.
4. Window signs pursuant to the conditions in Chapter 17.40 are permitted with approval from the Planning Department.
5. Rear Building. Up to three signs are approved for businesses in this building. The signs cannot exceed eight square feet each. Location and design must be approved by the Planning Department.
6. Tenant Directory Sign. One tenant directory sign shall be allowed. Size shall not exceed 6 square feet. Location and design to be approved by the Planning Department prior to display.

Attachment:

- Exhibit A: Conceptual rendering of the freestanding sign. Not final approval.
- Exhibit B: Conceptual rendering of the freestanding sign showing proposed landscaping and rocks. Not final approval.
- Exhibit C: Decratrend paint sample. Note: copies of the Master Sign Plan will not show colors. Decratrend paint sample with colors on file with the Planning Department.
- Exhibit D: Photo of building.
- Exhibit E: Photo of building showing conceptual location of hanging sign.

Note: Additional exhibits will be added when the actual application, design and location is submitted and approved for the applicable signs approved in this Master Sign Plan for the Rincon Building.

5 -- STYLE, COLOR, MOUNTING METHOD, SIZE AND APPROVALS

Any change in copy or sign installation shall receive prior approval by the Planning Director. It shall be the landlords responsibility to apprise all existing and future tenants of the

requirements of the approved sign plan.

Mounting Shall be lag bolted into the wall. Future signs not yet approved shall indicate mounting method.

Style, color, mounting method, size and location shall be per this master sign plan. Colors shall be; Traditional Re/Max colors for the Re/Max sign (red, white, blue; see attachments.. Color photos on file in the Town Offices. Actual colors may not be indicated on photo copies of this Master Sign Plan.

This Master Sign Plan approved by the Mammoth Lakes Planning Commission on December 08, 1993.

Prepared by:

Greg Newbry
Assistant Planner

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2x4 10' 4'

Scale 1" = 1'

76"

4"



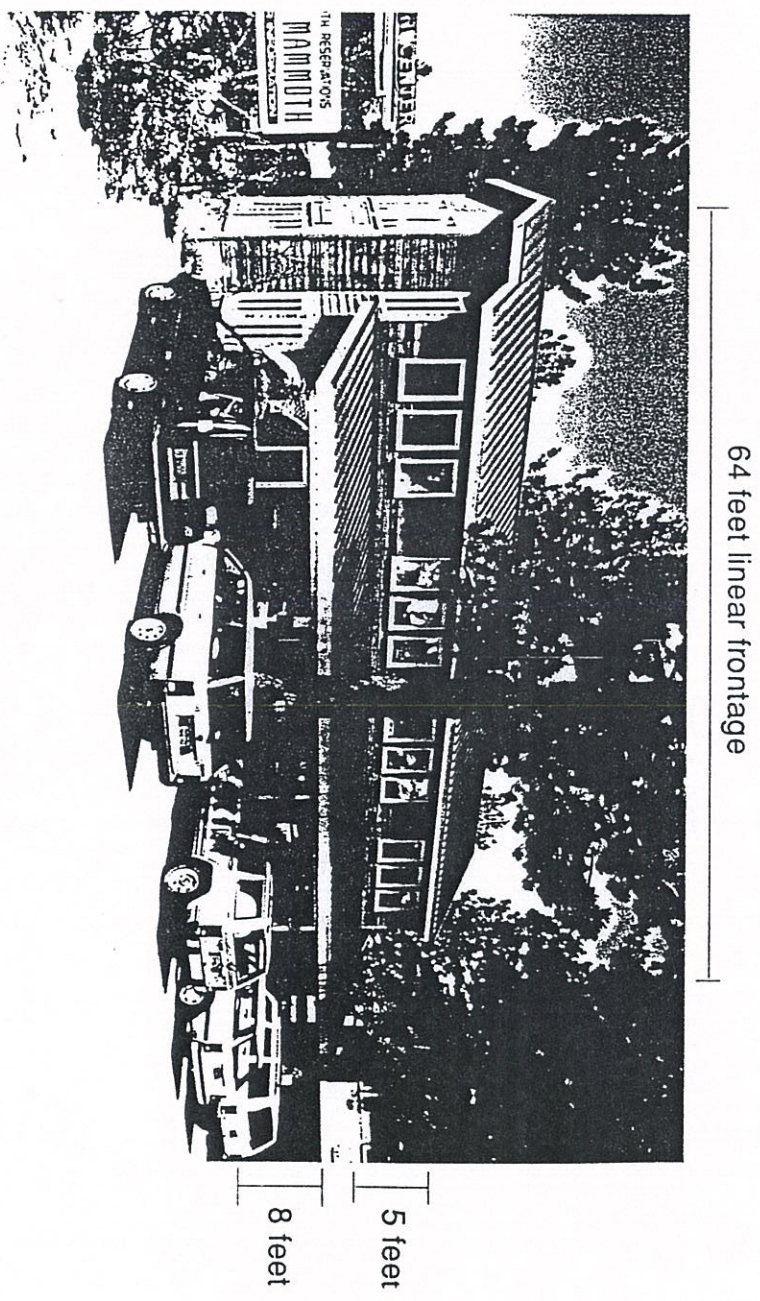
RE/MAX® REAL ESTATE
325 Old Mammoth Road

Exhibit B



Note: boulders out - design for base to be submitted and approved by Planning Commission.

Exhibit "D"



MAXIMUM SIGN AREA CALCULATIONS / FRONT BUILDING

The width of the building at 325 Old Mammoth Road, by definition of the Mammoth Lakes Sign Ordinance, is the linear footage that runs perpendicular to Old Mammoth Road. The widest linear frontage is 64 feet which allows the building just over 42 square feet of signage under the linear foot calculation. The building has 832 square feet of face ($64 \times 8 + 64 \times 5$) which allows 41.6 square feet under the face calculation formula. This does not consider any allowance for the back building linear or face footage.

The sizes being requested in this plan:

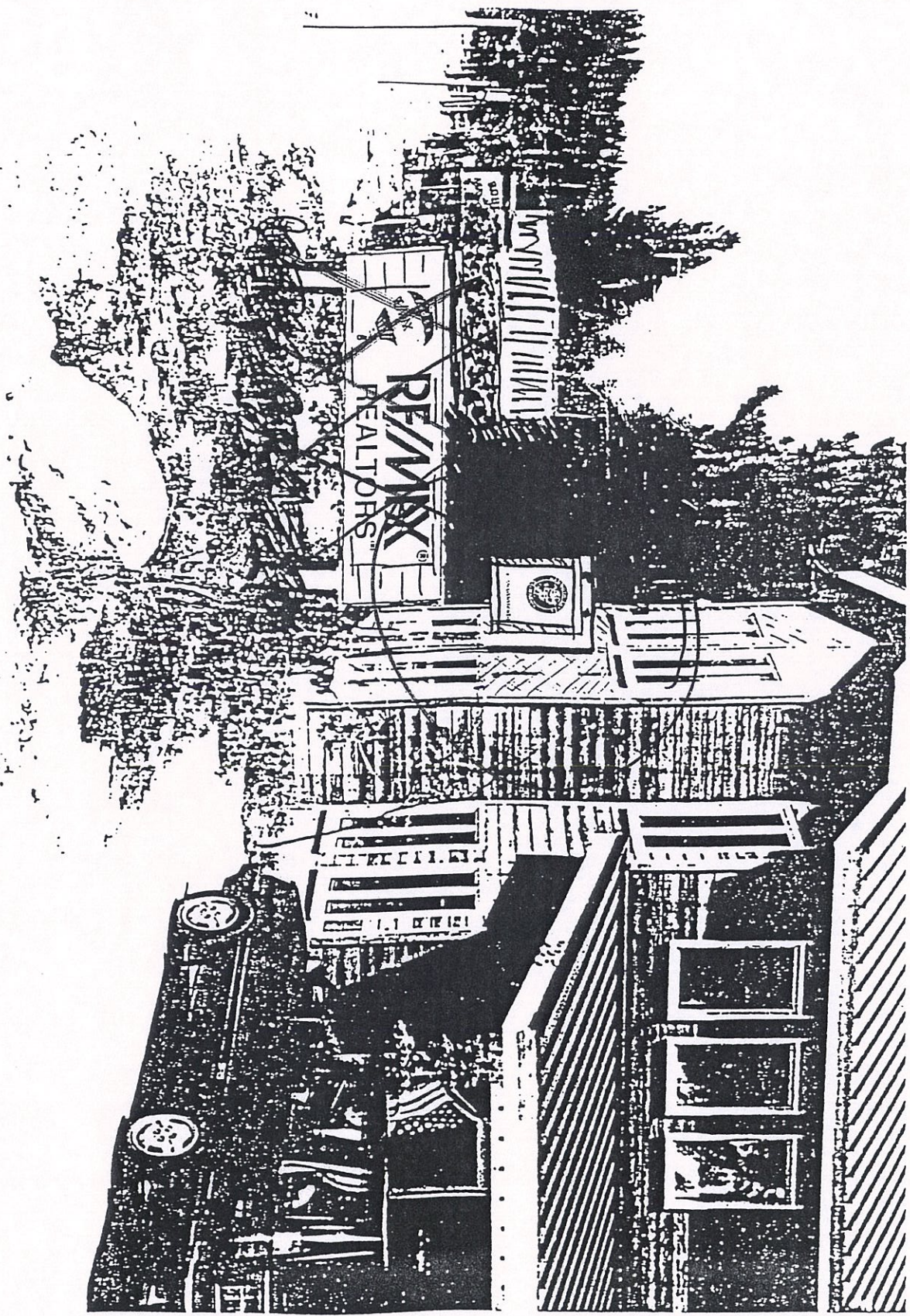
Freestanding Sign: 24 square feet

Hanging or Projected Sign: Not to exceed 10 square feet

Window: 1 square foot for REMAX, 1 square foot for 800-MAMMOTH or subsequent tenant (as existing window signs on door #1 & #2)

TOTAL: 36 square feet

PROPOSED LOCATIONS AND SIZING



*Indicates hanging sign
conceptual*



DECRA TREND

Paints

How To Use The Color Chart: Stock colors are represented in the most frequently used finishes. Colors that are not indicated as a stock product are available as a custom tint at a slightly higher price.

Favorite Off-Whites

001 | White (code: all products)

242 | Swiss Coffee (code: 70, 75)

250 | Cielo Blanco (code: 70, 75, 76, 612)

* | French Vanilla



Color shown on this folder may vary slightly from applied paint due to reasons beyond our control, including surface variations, method of application and thickness.

*Indicates a non-stocked color that can be custom tinted in any product at a slightly higher price. Any color chip shown not indicated by code as a ready mixed color is not carried in stock, but can be custom tinted from a formula. Order by product name and code and color name if available.

245 | Bone (code: 70, 75)

247 | Cloud (code: 70)

248 | Alpine White (code: 70)

216 | Pearl White (code: 70, 75, 76)

235 | Light Navajo (code: 70, 75, 76, 612)

238 | Light Antique White
(code: 70, 75, 76, 612)